

MIDLAND DEVELOPMENT CORPORATION  
MINUTES  
January 24, 2014

The Board of Directors of the Midland Development Corporation convened in regular session for their Annual Meeting in the Midland City Hall basement conference room, Midland, Texas, on January 24, 2014.

Board Members present: Second Vice Chairman Cary Love, First Vice Chairman Gary Douglas, Secretary Robert Rendall, and Director Brent Hilliard.

Board Members absent: Director Michael Trost (arrived at 8:40 a.m.).

Staff Members present: Assistant to the City Manager Robert Patrick, Assistant City Manager Jim Nichols, Finance Director Pam Simecka, Downtown Development Director Genora Young, First Assistant City Attorney John Ohnemiller, and Deputy City Secretary SueAnn Reyes.

MDC Staff Members present: Executive Director Pam Welch, Economic Development Specialist Zach Gilbert, Marketing Coordinator Regan Latham, and Office Coordinator Deniese Napoliello.

Council Members present: W. Jeffrey Sparks (District 1).

Guests: Past Chairman, Laura Roman

1. Chairman Douglas called the meeting to order at 8:30 a.m.
2. Presentation to outgoing Board Member, Laura Roman.

A presentation was made to outgoing Board Member, Laura Roman.

3. Consider a motion electing officers to serve through January 2015.

Director Love moved to elect Robert Rendall as Chairman, Brent Hilliard as First Vice Chairman, Gary Douglas as Treasurer, and Cary Love as Secretary of the Midland Development Corporation to serve through January 2015; seconded by Director Hilliard. The motion carried by the following vote: AYE: Rendall, Love, Douglas, and Hilliard. NAY: None. ABSTAIN: None. ABSENT: Trost.

4. Consider a motion approving the minutes of the December 13, 2013 regular meeting of the Midland Development Corporation.

Director Douglas moved to approve the minutes of the December 13, 2013 regular meeting of the Midland Development Corporation; seconded by Director Love. The

motion carried by the following vote: AYE: Rendall, Love, Douglas, Hilliard, and Trost. NAY: None. ABSTAIN: None. ABSENT: None.

5. Receive and discuss and consider the December monthly expenses from the Midland Development Corporation.

Executive Director Pam Welch gave an overview of the December monthly expenses from the Midland Development Corporation Income Statement.

6. Receive and discuss the annual report for 2012-2013 from the Midland Development Corporation.

Executive Director Pam Welch gave an overview of the annual report for 2012-2013 from the Midland Development Corporation.

7. Consider a resolution authorizing payment in the amount of \$53,643.20 to Crosswind Communications, LLC for promotional services.

Director Douglas moved to adopt Resolution No. ED-0211, a resolution authorizing payment in the amount of \$53,643.20 to Crosswind Communications, LLC for promotional services; seconded by Director Hilliard. The motion carried by the following vote: AYE: Rendall, Love, Douglas, Hilliard, and Trost. NAY: None. ABSTAIN: None. ABSENT: None.

8. Receive and discuss the monthly economic development activity report from the MDC staff as well as any reports on marketing and advertising activities.

Economic Development Specialist Zach Gilbert, Marketing Coordinator Reagan Latham, and Executive Director Pam Welch reported on the monthly economic development activity and on marketing and advertising activities.

The Board excused observers at 9:08 a.m. and recessed to executive session.

9. Pursuant to Texas Government Code §551.101, the Board of Directors held an Executive Session which is closed to the public to discuss the following matters as permitted under the following Texas Government Code Sections:

- a. Section 551.087 Deliberation Regarding Economic Development Negotiations

- i. Discuss business prospects that the Midland Development Corporation seeks to have, locate, stay, or expand in or near the City of Midland, Texas and discuss possible incentives, and discuss contract compliance on the part of businesses.

- b. Section 551.072 Deliberation Regarding Real Property

- i. Discuss the sale, exchange, lease or value of real property described as an approximate 78.25 acre tract of land out of Section 11, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas.
- ii. Discuss the purchase, exchange, lease or value of real property described as Block 35, Original Town Addition, Midland, Midland County, Texas.
- iii. Discuss the purchase, exchange, lease or value of real property described as Lots 1-8, Block 53, Original Town Addition, Midland, Midland County, Texas.
- iv. Discuss the purchase, exchange, lease or value of real property described as Block 55, Original Town Addition, Midland, Midland County, Texas.
- v. Discuss the sale, exchange, lease or value of real property described as Lot 6, Block 9, and Lots 9 and 10, Block 10, Midland International Airport Industrial Park Addition, Section 5, Midland, Midland County, Texas.
- vi. Discuss the purchase, exchange, lease or value of real property described as an approximate 374 acre tract of land out of Section 33, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas.
- vii. Discuss the purchase, exchange, lease or value of real property described as an approximate 508-acre tract of land out of Section 28, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas.

The Board reconvened into regular session at 9:50 a.m.

10. Consider a resolution amending the budget for the Midland Development Corporation's 2013-2014 fiscal year.

Director Love moved to approve Resolution No. ED-0212, a resolution amending the budget for the Midland Development Corporation's 2013-2014 fiscal year; seconded by Director Douglas. The motion carried by the following vote: AYE: Rendall, Love, Douglas, Hilliard, and Trost. NAY: None. ABSTAIN: None. ABSENT: None.

11. Consider a resolution authorizing the execution of an economic development agreement between the Midland Development Corporation and Orbital Outfitters, Ltd.; and authorizing payment therefor.

Director Trost moved to approve Resolution No. ED-0213, a resolution authorizing the execution of an economic development agreement between the Midland Development Corporation and Orbital Outfitters, Ltd.; and authorizing payment therefor; seconded by Director Love. The motion carried by the following vote: AYE: Rendall, Love, Douglas, Hilliard, and Trost. NAY: None. ABSTAIN: None. ABSENT: None.

12. Consider a resolution authorizing the execution of a lease agreement with the City of Midland regarding certain real property located at Midland International Airport and described as an approximate 2 acre tract of land located in Section 8, Lot 1A, Block 13, Industrial Park Regional Air Terminal, Unit 12, Midland, Midland County, Texas.

Director Douglas moved to approve Resolution No. ED-0214, a resolution authorizing the execution of a lease agreement with the City of Midland regarding certain real property located at Midland International Airport and described as an approximate 2 acre tract of land located in Section 8, Lot 1A, Block 13, Industrial Park Regional Air Terminal, Unit 12, Midland, Midland County, Texas; seconded by Director Hilliard. The motion carried by the following vote: AYE: Rendall, Hilliard Love, Douglas and Trost. NAY: None. ABSTAIN: None. ABSENT: None.

13. Consider a resolution authorizing the execution of a sublease agreement with Orbital Outfitters, Ltd. regarding certain real property located at Midland International Airport and described as an approximate 2 acre tract of land located in Section 8, Lot 1A, Block 13, Industrial Park Regional Air Terminal, Unit 12, Midland, Midland County, Texas.

Director Douglas moved to approve Resolution No. ED-0215, a resolution authorizing the execution of a sublease agreement with the City of Midland regarding certain real property located at Midland International Airport and described as an approximate 2 acre tract of land located in Section 8, Lot 1A, Block 13, Industrial Park Regional Air Terminal, Unit 12, Midland, Midland County, Texas; seconded by Director Hilliard. The motion carried by the following vote: AYE: Rendall, Hilliard Love, Douglas and Trost. NAY: None. ABSTAIN: None. ABSENT: None.

14. Consider a resolution amending the Protective Covenants applicable to Entrada Enterprise Park located in Midland International Airport Industrial Park, Section 5, Midland, Midland County, Texas, and ordering recordation.

Director Douglas moved to approve Resolution No. ED-0216, a resolution amending the declaration of protective covenants applicable to Entrada Enterprise Park located in Midland International Airport Industrial Park, Section 5, Midland, Midland County, Texas; and ordering recordation; seconded by Director Hilliard. The motion carried by the following vote: AYE: Rendall, Hilliard Love, Douglas and Trost. NAY: None. ABSTAIN: None. ABSENT: None.

The Board discussed the appointment of Director Gary Douglas to the Permian Basin Coalition; Director Cary Love volunteered to serve as the liaison for the Downtown Business Association, and Director Michael Trost announced his resignation.

All of the business at hand having been completed, Director Rendall adjourned the meeting at 9:57 a.m.

Respectfully submitted,

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SueAnn Reyes, Deputy City Secretary

PASSED AND APPROVED the 21st day of February, 2014.

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Cary Love, Secretary